

Zoning Change Analysis

March 25, 2009

Z-1-2009

John Duddleston

2481 South 7200 West

A to M

0.37 acres

John Duddleston is requesting a zone change for 16.1 acres of a 0.37 acre parcel at 2481 South 7200 West from A (agriculture) to M (manufacturing). Surrounding zones include A to the north and south, M to the east, and A-1 (agriculture) to the west in Magna. Surrounding land uses include single family homes to the north and south and vacant land to the east and west. The subject property and the property to the north, south and east are designated as light manufacturing in the West Valley City General Plan. The subject property is vacant.

If this rezone is approved, the applicant intends to develop the property as a drive-thru coffee business. A conceptual plan of the coffee business is attached. Also attached is a letter from Kirk Cameron, the property owner, describing the proposed business and why he believes it should be approved.

Any development within the M Zone that shares a common boundary with existing or proposed residential uses is processed as a conditional use. If this rezone is approved, the following issues should be addressed as part of the conditional use: whether or not a masonry wall will be required along the north property line and compliance with the commercial design standards.

In Mr. Cameron's letter he mentions traffic along 7200 West as one of the reasons for commercial use. In 2007, average annual daily traffic along 7200 West between 3500 South and Highway 201 was 11,490. For means of comparison, 2007 traffic along 3500 South ranged from 16,115 on the west end of the City to 51,835 near I-215.

While there is no minimum lot size for the M Zone, the C-2 (general commercial) Zone requires a minimum lot size of 20,000 square feet. The subject property is 16,170 square feet in area and is 70' wide which is small and narrow for a commercial property.

Staff Alternatives:

- Approval of the zone change as commercial use is anticipated with light industrial.
- Continuance to address issues raised during the public hearing.
- Denial, the property is too small for commercial use and is adjacent to two homes.